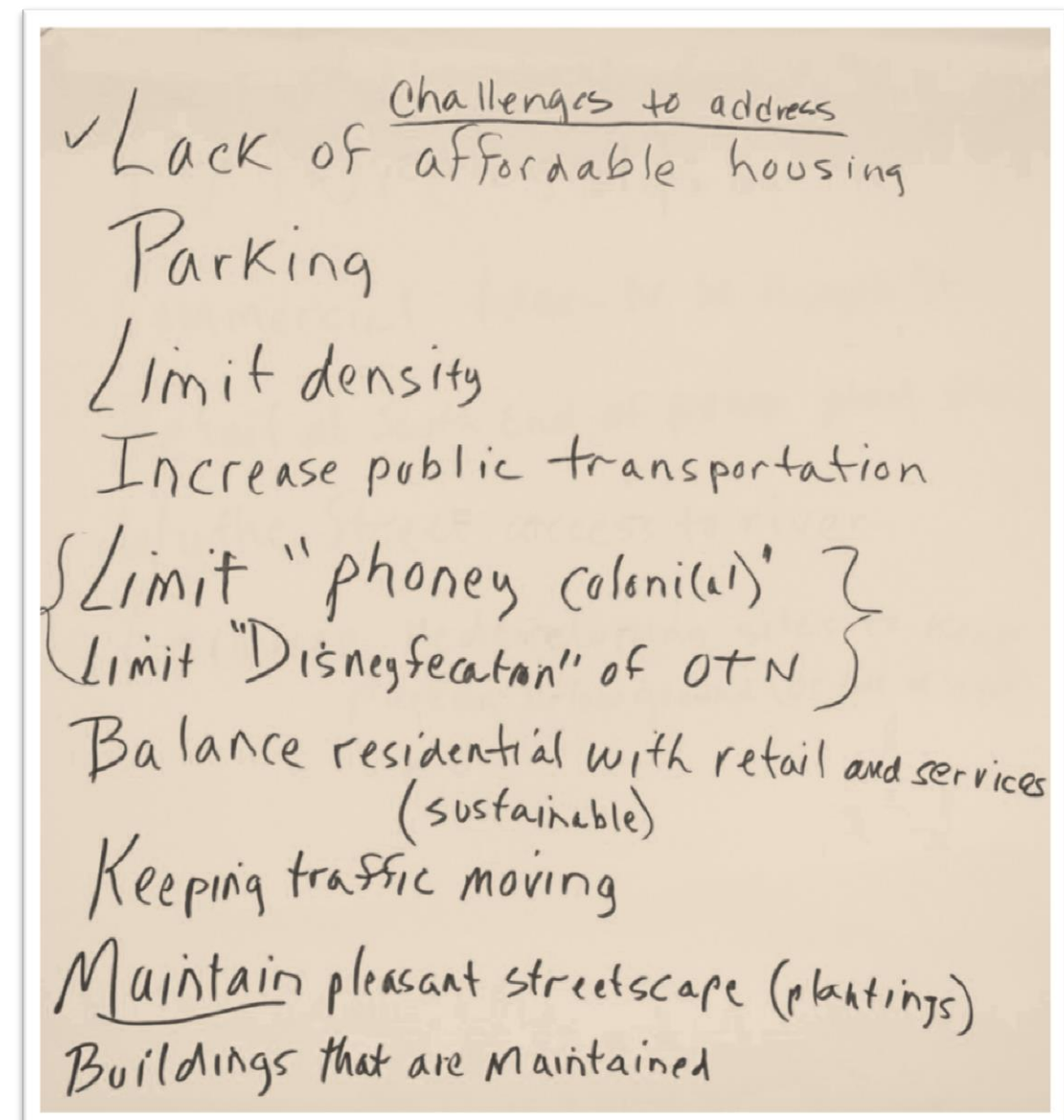
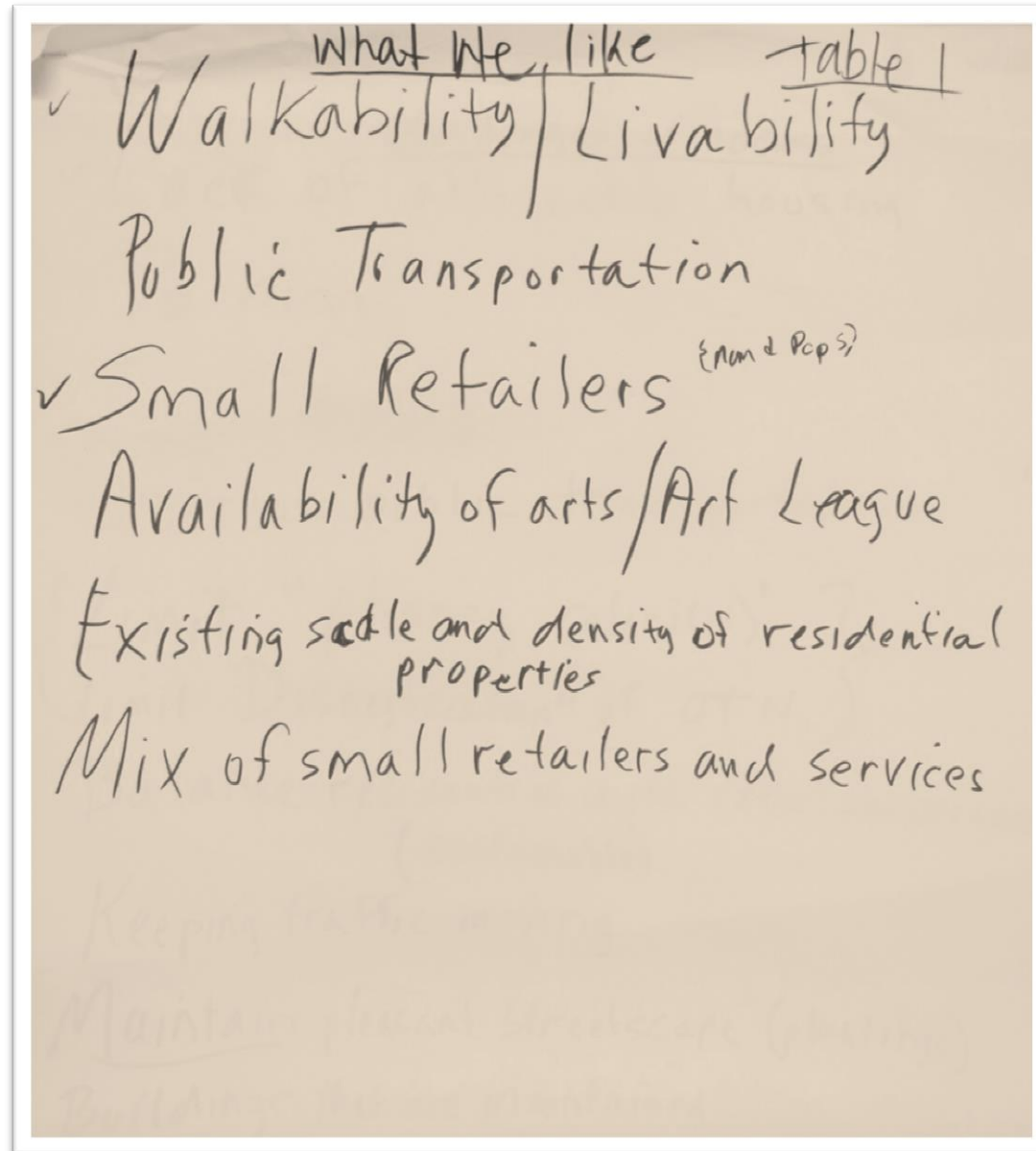


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Future sites:

Commercial lane - N. St. Asaph St.

Retail at South End of power plant site

Wythe Street access to river

Encourage redeveloping sites to keep
parking below ground (or out of sight)

NRG Site:

Art museum

Skating rink

Park / bluff area

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TABLE 2
Part I KEEP IT

- WALKABILITY IIII
- WATERFRONT IIII
- NEW URBAN FEEL / MIX OF USES I
- HISTORIC NATURE I
 - ▷ LEE FAMILY HOME
 - ▷ CANAL
 - ▷ BREWERY
- BRICK SIDEWALKS

CHALLENGES: IMPROVE IT

- TRAFFIC PATTERNS
 - ▷ MORE 1-WAY STREETS
- DENSITY
- BUILDING HEIGHT (MAINTAIN RESTRICTIONS IN CURRENT PLAN)
- BUILDING SERVICES (LOADING, TRASH COLLECTION)
- BUILDING MOMENTUM FOR OWNERS OF POWERPLANT SITE
- MAINTAINING URBAN CHARACTER
- DEALING W/ SUBSTATION EXPANSION

PART 2: GUIDING PRINCIPLES

- GUIDING PRINCIPLES: OK
- OBJECTIVES
 - ▷ ~~OK~~ BUT BE MORE SENSITIVE TO CONTEXT SENSITIVE DESIGN
 - ▷ ENCOURAGE GOOD DESIGN AND HIGH QUALITY
 - ▷ MAINTAIN A BALANCED LAND USE MIX ... TO MEET SOCIAL AND ECONOMIC NEEDS... OK
 - ▷ FINALLY GET TO IDENTIFYING PUBLIC FACILITIES
 - MAJOR WATERFRONT PARK COMPONENT
 - 10 ACRES ON POWERPOINT SITE
 - LARGE MEETING FACILITY (UP TO 100 PERSONS)

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1. Walkable
Bikeable
Mixed Development
Architecture - Varied
Accessibility
Green Space
Water front
Diverse Population

Table 3

Challenges

NRG Replanning
Open Space - balance
- along the river
Connecting trails
Connectivity to Marina
Towers

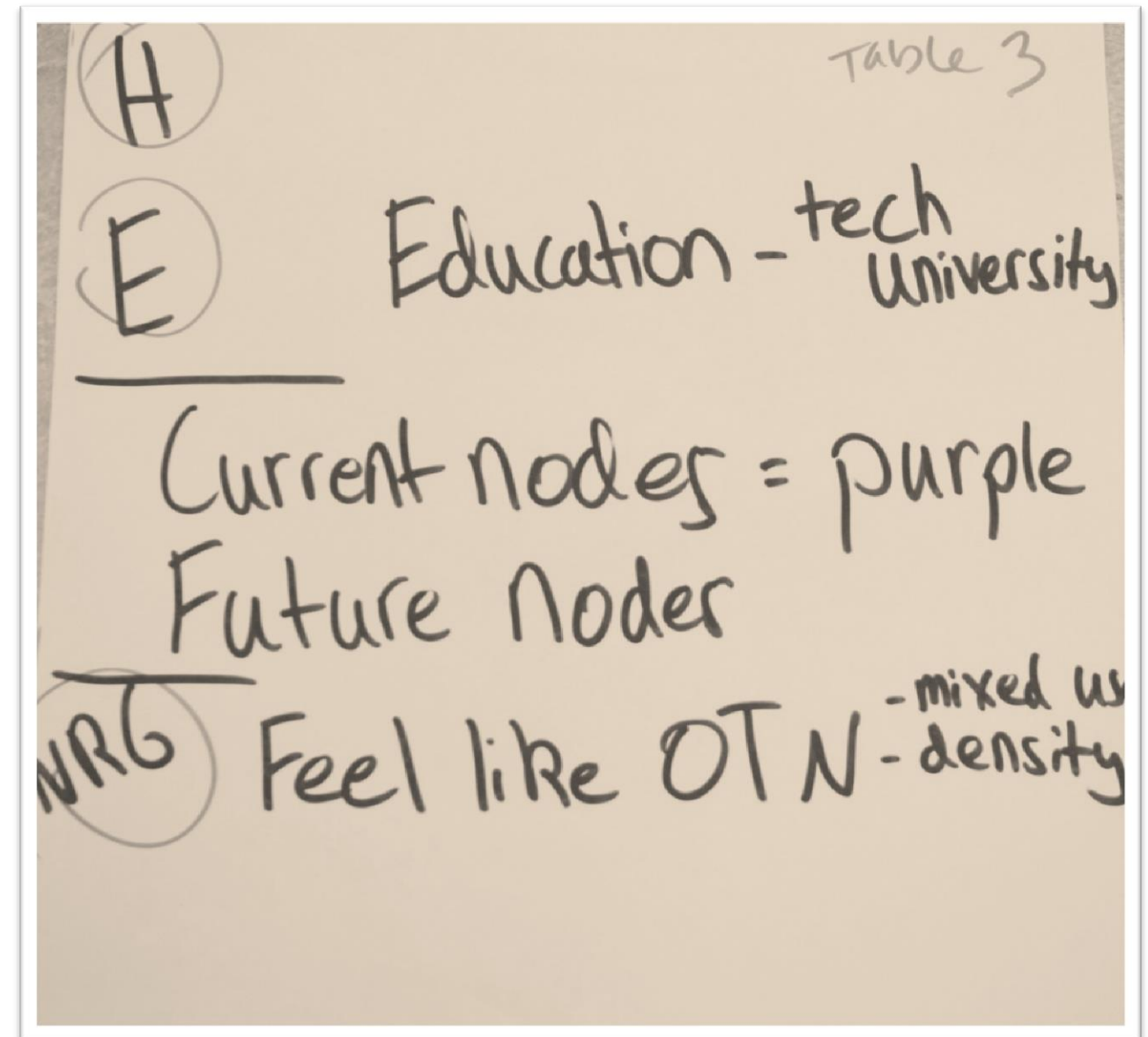
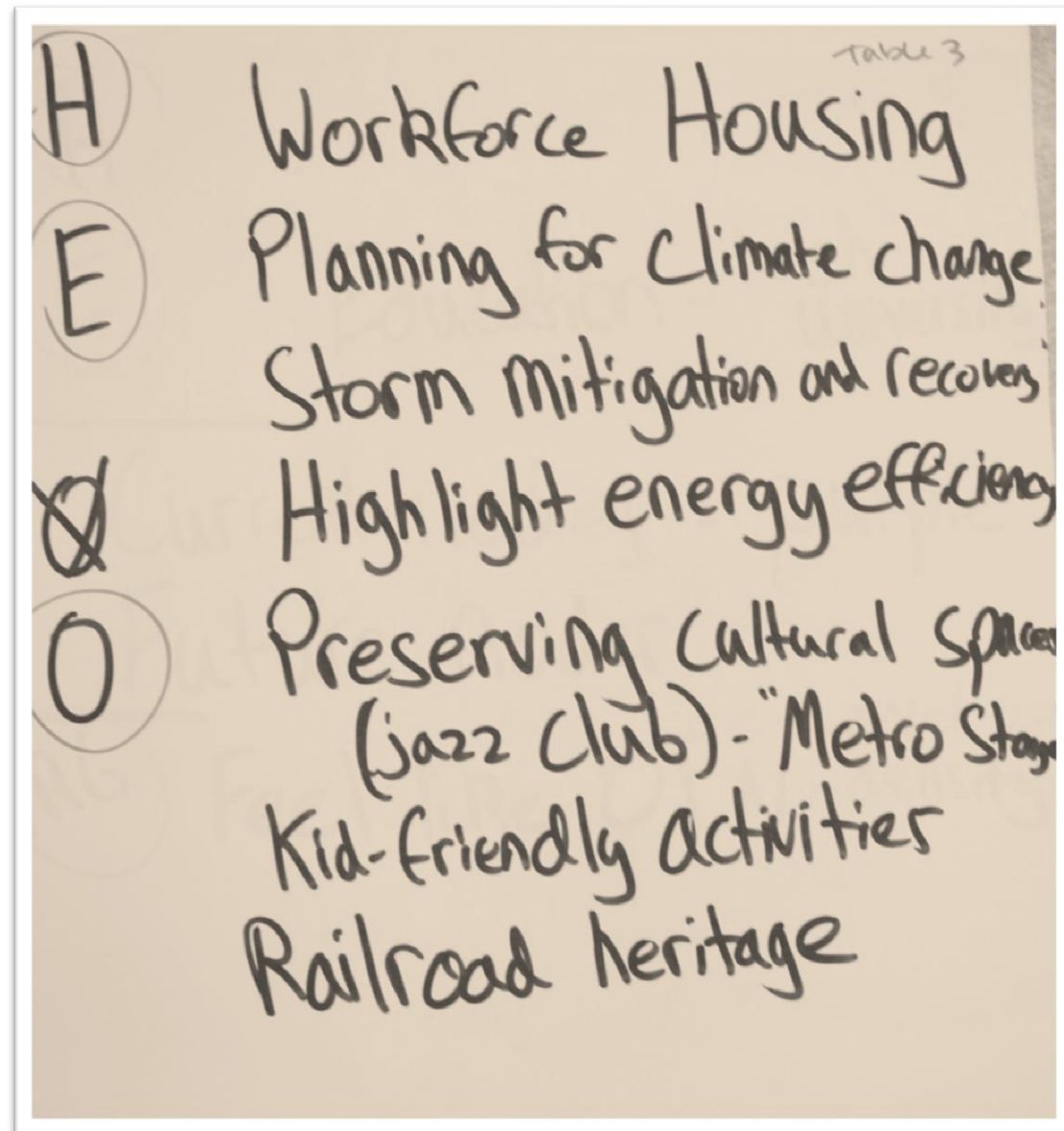
Table 3

Diverse Population
↳ Continue to support/attract

T Continuing the existing grid
through NRG
Linking OTN to Braddock
to King St.
Traffic Implications
Tour bus parking?

Table 3

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Extend OT THRU W. OT - (4)

- Should be all one neighborhood, concept, theme
- Planning Design & Land Use
- Lower heights (Lower than Marina Towers) (Condo)
- Keep height in West End - or move them to other end (like bookends)
- written perfectly - variety of hts important. - Scale is
- WABU ST could represent your MAXIMUMS - i.e. cotton field 5 stories
- High qual. arch -
- More green space - inc. in Land Use category
- Pub. facilities & institutions - need more in OTN

TRANS.

- Future gen may want more walkable comm - OT has more sidewalks than OTN
- Grade crossings on Hwy (more?)
- Use existing rd way to bring people in - Remote area for parking

(2)

- More walkability + more transit options
- take adv. of rd way around NRS side - Set back
- Expand Road Network
- More walkways
- Connect OT to OTN - Trolley or BRT (inc. OTN) + Walking/Biking

NRL Site

- Cultural facility
- educational facility
- Welcome center in OTN - gateway

Definite connection bet OT & OTN

Aff. Housing Important

NOT if it means replacing Trib. Housing

(3)

- SEEMS that OTN has a lot of aff. housing & trendy
- Don't want to lose existing aff. housing
- Mkt rate
- + - Mix of pub. housing
- pref. if existing could remain in OTN - BUT EXPENSE will force out many people

ACCESS to WATERFRONT KEY

Like in OT

Nothing high along waterfront

Maintain visual connection to waterfront

INFRASTRUCTURE - ENV. SUSTAIN

- ALL GREEN BLDGS - Rooftops etc. } REQ.
- IF SUBSTATION REMAINS - INTEGRATE MICROGRID
- solar power & stored & loc.
- Sustainable SOURCE OF ENERGY
- See Blue Lake Rancheria example
- ENERGY EFFICIENCY
- New bldg req. - Can existing level be

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PART 2 (4)

- MAG - DALLAS -
- 2A: NRG - Williamsburg type park
- : Site of MICROGRID
- EXISTING RAIL LINE - COULD BE CONVERTED to light rail, etc., trolley
- Cultural Center
- UNIVERSITY
- RECREATION OF OLD PLANTATION VISITOR CENTER

CONTINUE PITT, Royal through NRG site?

- MIX the GREEN space instead of all in one area
- NOT LIKE PY PARK
- PASSIVE w/walkins / Biking

I want active space - active waterfront

- Kayak launch

- CENTRAL PARK (5)

MAIN ST

- Royal ALREADY connects thru NRG site
- ACCESS INTO NOT FROM PKWY

GATHERING SPACES

- TRADER JES
- CROWNED BAY PARK
- METRO STAGE
- HARRIS TEETER
- FUTURE NRG SITE
- Canal Center (future)
- THEATER/MOVIES
- MIXED USE PATH

MAJOR RETAIL

ST. ASPASH -

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KEEP! LOVE! TABLES

- THE ARTS (LEAGUE)
- SENSE OF COMMUNITY
- WALKABILITY
- SAFETY
- DIVERSITY
- TRANSIT ACCESS
- URBAN MICROCOSIM/VILLAGE
- HUMAN SCALE ENVT
- PERFORMING SPACE

CHALLENGES/OPPORTUNITIES (5)

- RE-THINKING OFFICE SPACE
- ACTIVATING THE STREET
- MAKING ASSETS MORE VISIBLE
- NRG SITE! WHAT TO DO THERE?
- CLIMATE CHANGE → ADAPTION
- CONDO. ASSC. POLICIES/BYLAWS
↳ MANAGEMENT CHALLENGES

~~PLANNING, L/U, DESIGN~~ (5)

- ADD "IMPLEMENTATION" PRINCIPLE
- TRANSPORTATION
 - OBJECTIVES RELATED TO
 - CARSHARE
 - BIKESHARE
 - NEWTECH
 - DRIVERLESS CARS
- INFRASTRUCTURE
 - OBJECTIVE RELATED TO:
 - MICROGRID
 - NOISE POLLUTION
- OPEN SPACE
 - OBJECTIVE RELATED TO:
 - WATER/REC ACCESS (KAYAK LAUNCH)
 - ~~SUBJECTIVE RE~~
 - PUBLIC FACILITIES (EDUCATION)

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Something we love

(6)

- Waterfront Views ✓
- Waterfront Parkland ✓
- History • Bus Route
- Residential Character
- Thoughtful Development features ✓
- mixed use character ✓

Challenges • How to integrate NRG ✓

- History Interpretation
- Managing Density
- Residential Voice
- Residential owned property
- Infrastructure issues water/sewer

Planning, Design + Land use

- Add Objective #6: Connectivity

Transportation

- Traffic Mgmt.
- Delivery/Service vehicles - manage
- ~~Transit~~ Rail Service to connect Braddock metro / PY metro

Housing

- ?? Guiding Principle
- Non agreement of onsite housing as a Priority

Infrastructure + Environ. Sustainability

Principle : better define sustainable re-use of power plant site

Open Space

- No interim use large facilities
- stadium

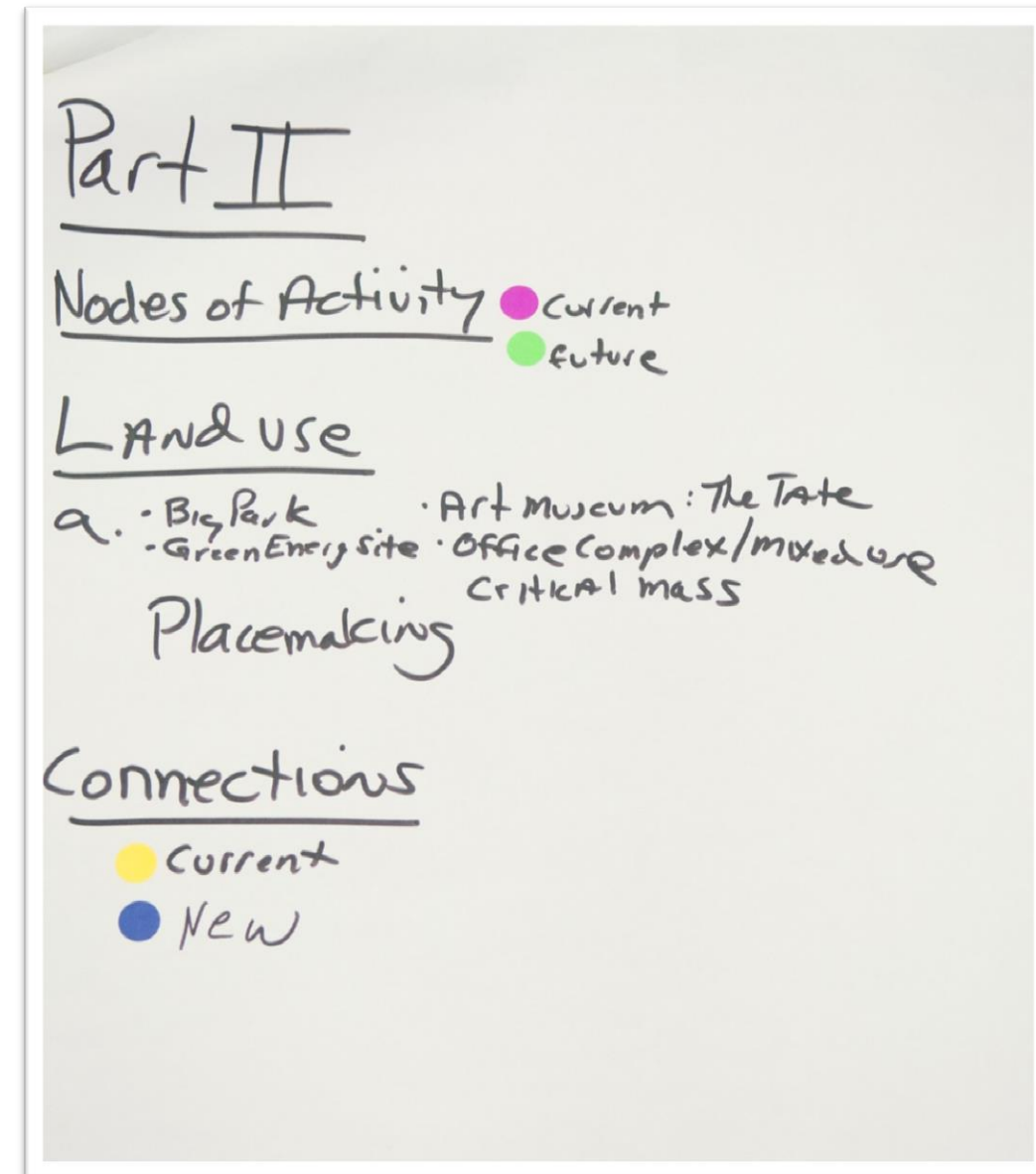
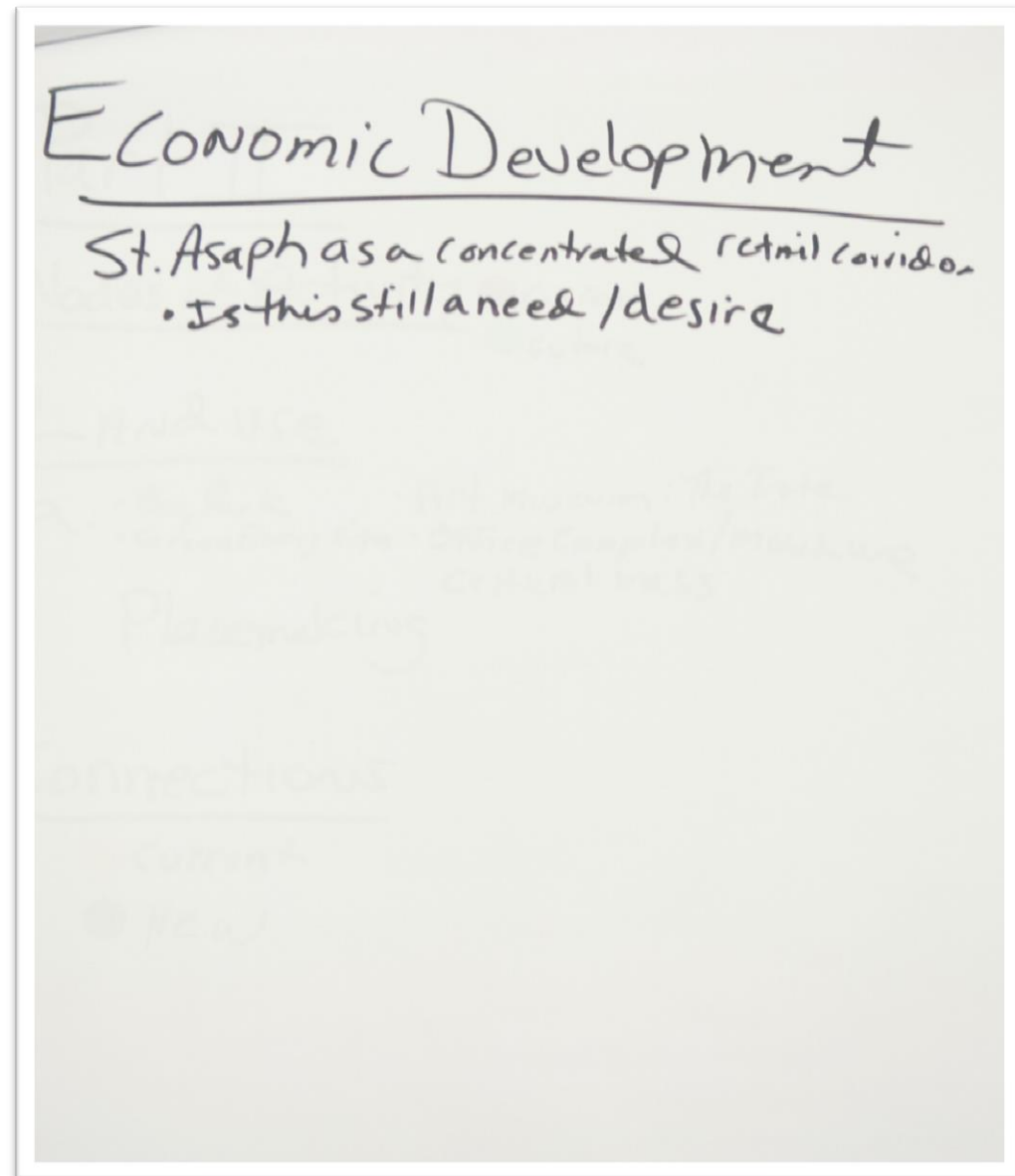
Historic Preservation

Interpretation of the history: high priority

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